

**CITY OF SAN ANTONIO**  
**Board of Adjustment**  
**Regular Meeting Agenda**

First Floor, Board Room  
Development and Business Services Center  
1901 South Alamo Street

**Monday, February 28th, 2005**

**Board of Adjustment Board Members**

Vacant	District 1	Gene Camargo	District Mayor
Oscar Williams	District 2	Mary Rogers	District 7
Jesse F. Jenkins	District 3	Ramon Flores	District 8
Joseph M. Tinti	District 4	Mike Villyard	District 9
Paul Klein	District 6	Michael Gallagher	District 10
	Laura Lizcano	District 5	
	Chairperson		

- I. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- II. **Invocation.**
- III. **A-05-013:** The request of Alfonso Cervantes for 1) a 4 foot, 3-inch variance from the minimum 5-foot side setback requirement to keep an existing carport 9 inches from the side property line and, 2) a 17-foot, 2-inch variance from the minimum 20-foot front setback requirement to keep the same carport 2 feet, 10 inches from the front property line, 110 Conception Court.
- IV. **A-05-014:** The request of Carlos F. Mireles for a Special Exception to relocate a structure from 722 McCauley Avenue to 842 Jennings Avenue.
- V. **A-05-017:** The request of Shirley J. Allshouse for a 5-foot variance from the minimum 5-foot side setback requirement to keep an existing carport which encroaches all the way to the side property line, 5706 Seacomber Place.
- VI. **A-05-018:** The request of Humberto Gallegos, for an appeal of the Director of Planning Department's decision to deny a Certificate of Appropriateness to construct 1) a 6-foot tall wooden privacy fence along the east property line, 2) a 6-foot tall fence with a gate parallel to the front façade of the house and, 3) a 4-foot tall wooden fence along the east property line in the front yard, 446 Donaldson Avenue.

**VII. Staff Report**

**VIII. Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.

**IX. Adjournment**

**Note:** The City of San Antonio Board of Adjustment Agenda is on the Internet at:  
[www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)

**Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

# BOARD OF ADJUSTMENT

February 28, 2005

CASE NO. A-05-013

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, February 28, 2005 in the Board Room, located on the 1<sup>st</sup> floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

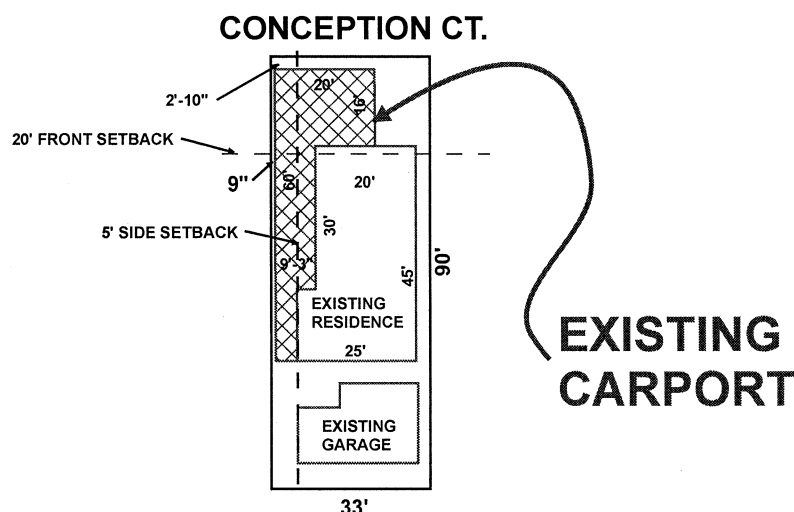
Alfonso Cervantes  
Lot 8, NCB 7346  
110 Conception Court  
Zoned: "R-4" Residential Single-Family District

The applicant requests 1) a 4 foot, 3-inch variance from the minimum 5-foot side setback requirement to keep an existing carport 9 inches from the side property line and, 2) a 17-foot, 2-inch variance from the minimum 20-foot front setback requirement to keep the same carport 2 feet, 10 inches from the front property line.

The Development Services Department could not issue a permit because the request would not be in compliance with Section 35-310 of the Unified Development Code, which requires a minimum 5-foot side setback from the side property line in "R-4" districts, and Section 35-516 of the Unified Development Code, which requires a minimum of twenty (20) feet between the back of a sidewalk or the front property line and a front entry garage or carport.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



**Plot Plan**  
**A-05-013**

Produced by the City of  
San Antonio Planning Division  
in cooperation with Development  
Services Department

# BOARD OF ADJUSTMENT

February 28, 2005

CASE NO. A-05-014

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, February 28, 2005 in the Board Room, located on the 1<sup>st</sup> floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

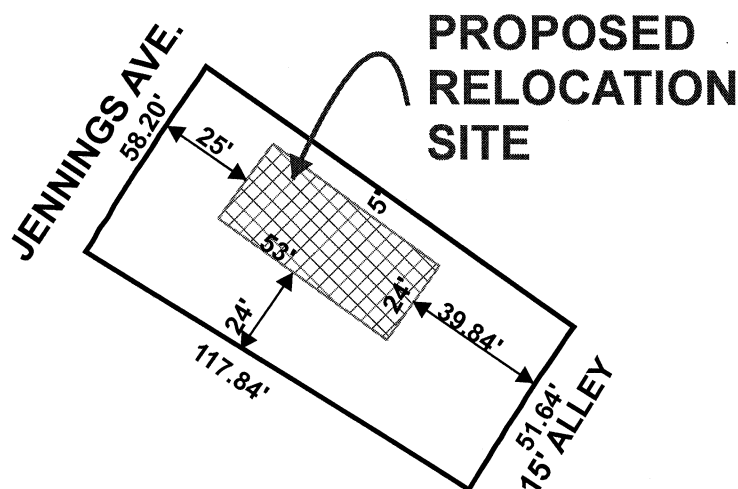
Carlos F. Mireles  
Lot 9, Block 23, NCB 9096  
842 Jennings Avenue  
Zoned: "R-6" Residential Single-Family District

The applicant requests a Special Exception to relocate a structure from 722 McCauley Avenue to 842 Jennings Avenue.

Before the Development Services Department can issue a permit, the Board of Adjustment must consider a request for a Special Exception as required in Section 35-389 of the Unified Development Code.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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**Plot Plan**  
**A-05-014**

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# BOARD OF ADJUSTMENT

February 28, 2005

CASE NO. A-05-017

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, February 28, 2005 in the Board Room, located on the 1<sup>st</sup> floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

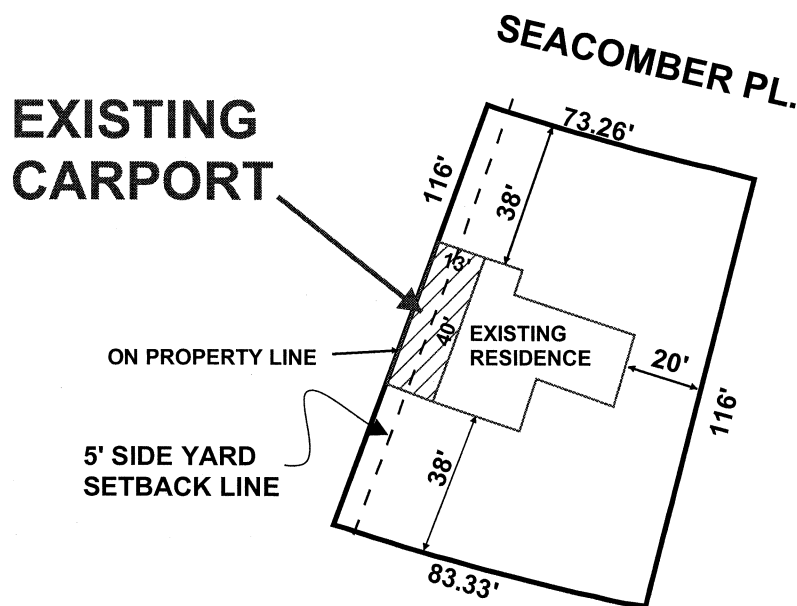
Shirley J. Allshouse  
Lot 14, Block 18, NCB 15306  
5706 Seacomber Place  
Zoned: "R-6" Residential Single-Family District

The applicant requests a 5-foot variance from the minimum 5-foot side setback requirement to keep an existing carport which encroaches all the way to the side property line.

The Development Services Department could not issue a permit because the request would not be in compliance with Section 35-310 of the Unified Development Code, which requires a minimum 5-foot side setback from the side property line in "R-6" districts.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Plot Plan  
**A-05-017**

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Services Department

# BOARD OF ADJUSTMENT

February 28, 2005

CASE NO. A-05-018

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, February 28, 2005 in the Board Room, located on the 1<sup>st</sup> floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Humberto Gallegos

Lot 18, Block 39, NCB 1932

446 Donaldson Avenue

Zoned: "R-6 H" Historic Residential Single-Family District

The applicant is appealing the Director of Planning Department's decision to deny a Certificate of Appropriateness to construct 1) a 6-foot tall wooden privacy fence along the east property line, 2) a 6-foot tall fence with a gate parallel to the front façade of the house and, 3) a 4-foot tall wooden fence along the east property line in the front yard.

Section 35-451 of the Unified Development Code authorizes the Board of Adjustment to hear and decide an appeal of a decision by the Director of the Planning Department to deny a Certificate of Appropriateness.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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